



TOWN OF HUDSON

Planning Board

Glenn Della-Monica, Chairman Marilyn McGrath, Selectmen Liaison



12 School Street • Hudson, New Hampshire 03051 • Tel: 603-886-6008 • Fax: 603-594-1142

MINUTES/DECISIONS OF THE PLANNING BOARD MEETING DATE: MARCH 29, 2017

In attendance = X; Alternates Seated = S; Partial Attendance = P; Excused
Absence = E

Glenn Della-Monica
Chairman X

Timothy Malley
Vice-Chair E

William Collins
Secretary E

Charles Brackett
Member X

Jordan Ulery
Member X

Dillon Dumont
Member X

Elliott Veloso
Alternate X

Marilyn McGrath
Selectmen's Rep. E

Angela Saucier
Alt. Selectmen's Rep. E

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Meeting called to order at approximately 7:02 p.m.

- I. CALL TO ORDER BY CHAIRPERSON AT 7:00 P.M.
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. SEATING OF ALTERNATES
- V. ELECTION OF OFFICERS

VI. MINUTES OF PREVIOUS MEETING(S)

- 08 February 17 Meeting Minutes – Decisions

Mr. Ulery moved to approve the 08 February 17 Meeting Minutes (as amended/written).

Motion seconded by Mr. Dumont. All in favor – motion carried.

- 22 February 17 Meeting Minutes – Decisions

Mr. Ulery moved to approve the 22 February 17 Meeting Minutes (as amended/written).

Motion seconded by Mr. Dumont. All in favor – motion carried.

VII. CASES REQUESTED FOR DEFERRAL

VIII. CORRESPONDENCE

- A. Request to Release School Impact Fees by Karen Burnell, Hudson School District Business Administrator (Letter dated 02-03-17)

Mr. Bracket moved to recommend to the Board of Selectman the release of \$75,000.00 from the Hudson School Impact Fee Account, in accordance with the written request for same from the Hudson School Board (please see attached memo from Hudson School District Business Administrator, Karen Burnell, dated 3 FEB 2017).

Motion seconded by Mr. Dumont. All in favor – motion carried.

- B. 2017 4” High Resolution Orthophotos (Flyover)

Mr. Brackett moved to forward a favorable recommendation to the Board of Selectman, who have already voted to suppose the subject expenditure of \$9,995.00 from the Town’s Tax Map Updating Account, and for said sum to be used for the purpose of supplementing the total cost for the proposed 2017 GIS high resolution flyover of Hudson this spring; and as further explained in the attached memorandums by Assistant Assessor, Jim Michaud, RE: Planning Board Tax Map Update Account, date stamped 20 MAR 17, and Elvis Dhima’s memo, RE: GIS high resolution (4”) flyover agreement, dated 6 MAR 2017.

Motion seconded by Mr. Ulery. All in favor – motion carried.

IX. PERFORMANCE SURETIES

X. ZBA INPUT ONLY

XI. PUBLIC HEARINGS

XII. OLD BUSINESS/PUBLIC HEARINGS

- A. River Ridge & Riverwalk Amended Site Plan
SP# 03-17

Webster Street
Map 156/Lots 5 & 6

Purpose of Plan: amend previously approved Residential Site Plan by removing the pool and tennis courts from the River Ridge Plan, removing the 2,760 square foot recreation building from the Riverwalk Plan, and removing most of the multi-vehicle parking areas from the Riverwalk Plan except the multi-vehicle parking area on Brackett Lane. Application Acceptance & Hearing.

Mr. Veloso moved to approve the Amended Site Plan entitled: Amended Site Plan Sparkling River Condominium (Formerly Known As River Walk and River Ridge Site Plans), prepared by the Dubay Group, Inc., 84 Ranger Rd., Windham, NH, consisting of Sheets 1 – 11, Notes 1 – 8, dated 15 MAR 2017, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Amended Development Agreement entitled: AMENDMENT TO THE CONSOLIDATION OF THE SITE PLAN DEVELOPMENT AGREEMENTS INTO THE SPARKLING RIVER SITE PLAN DEVELOPMENT AGREEMENT, AND AS SAME pertains to the above-cited Site Plan Plan-of-Record (hereafter referred to as the Plan), both of which shall be recorded at the HCRD.
2. All improvements shown on the Plan, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. The C.A.P. fee of \$390.11, the Recreation Contribution of \$400.00 and the offsite roadway improvement contribution of \$500.00 per residential unit associated with the previously approved River Walk and River Ridge Older Persons Housing Developments shall remain in-place with this approval.
4. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with local and NHDES requirements for such systems, and the perpetual maintenance of the stormwater treatment structures and treatment and retention basins outside of the ROW, shall be the responsibility of the homeowner's association,
5. The number of dwelling units for this development shall be limited to 154; other structural features included in this Plan are: a clubhouse and mail stations.
6. Construction activities shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. Said activities shall be prohibited on Sunday.

Motion seconded by Mr. Brackett. All in favor – motion carried.

XIII. DESIGN REVIEW PHASE

XIV. CONCEPTUAL REVIEW ONLY

XV. NEW BUSINESS/PUBLIC HEARINGS

A. Heilind Electronics
SP# 02-17

18 Industrial Drive
Map 161/Lot 37

Purpose of Plan: construct a 7,900 square foot addition to the existing building with 9 additional parking spaces. Application Acceptance & Hearing.

Mr. Ulery moved to accept the Addition Site Plan application for Heilind Electronics, 18 Industrial Drive, Hudson, NH, Map 161/Lot 37.

Motion seconded by Mr. Dumont. All in favor – motion carried.

WAIVER MOTIONS:

1) HTC 275-8.C.5. -- 9' X 20' Parking Spaces

Mr. Brackett moved to grant the requested waiver - HTC 275-8.C.5. – 9' X 20' Parking Spaces - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Dumont. All in favor – motion carried.

2) HTC 275-8.C.4. -- 20 ft. in-width drive aisle

Mr. Brackett moved to grant the requested waiver - HTC 275-8.C.4. -- 20 ft. in-width drive aisle - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. All in favor – motion carried.

3) HTC 275-8.C.6. -- Loading Spaces (2 required)

Mr. Brackett moved to grant the requested waiver - **HTC 275-8.C.6.** - Loading Spaces (2 required) - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Veloso. All in favor – motion carried.

MOTION TO APPROVE:

Mr. Brackett moved to approve the Site Plan entitled: Heilind Electronics 18 Industrial Drive, Hudson, NH, Map 161/Lot 37, prepared by Maynard & Paquette Engineering Associates, LLC, dated: 20 JUL 2016, last revised 9 MAR 17, consisting of Sheets 1 – 4 and Notes 1 – 20, in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
2. All improvements shown on the Site Plan-of-Record, including Notes 1- 20, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$9,875.00 shall be paid prior to the issuance of a Certificate of Occupancy, and Note 9 on the Plan shall be amended to reflect said CAP Fee amount.

4. After the issuance of the foundation permit and prior to the issuance of the framing permit, the applicant shall submit to the Hudson Community Development Department a foundation "As-Built" plan on a transparency and to the same scale as the approved site plan. The foundation "As-Built" plan shall include all structural dimensions and lot line setback measurements to the foundation and be stamped by a licensed land surveyor. Any discrepancy between the approved site plan and foundation "As-Built" plans shall be documented by the applicant and be part of the foundation "As-Built" submission.
5. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved site plan.
6. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
7. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday through Saturday. No construction activities shall be allowed on Sundays.
8. Refuse removal shall not occur earlier than 7:00 A.M. nor later than 7:00 P.M., Monday thru Saturday only. Sunday refuse removal shall be prohibited.
9. This plan shall be subject to final engineering review and approval.

Motion seconded by Mr. Ulery. All in favor – motion carried.

B. Stateline Self Storage
SP# 04-17

85 River Road
Map 251/Lot 5

Purpose of Plan: to present layout and construction documents to obtain required permits and approvals for construction of self-storage mini-warehouse. The storage units are pre-engineered metal buildings. Application Acceptance & Hearing.

Mr. Ulery moved to open and continue the public hearing for the Stateline Self Storage Site Plan application, date specific, to the 19 APR 2017 Planning Board meeting.

Motion seconded by Mr. Dumont. All in favor – motion carried.

C. Mac Thompson Site Plan
SP# 05-17

48 Lowell Road
Map 190/Lot 191

Purpose of Plan: to re-develop the site as a multi-use commercial site per Zoning Sec. 334-10B. Uses to include: Business or Professional Office; Motor vehicle sales and rental; general retail; and storage for on-site commercial uses. Also, to show

improvements for construction of a fenced outdoor vehicle storage area. Application Acceptance & Hearing.

Mr. Ulery moved to accept the Site Plan application for Mac Thompson Site Plan, 48 Lowell Road, Hudson, NH, Tax Map 190/Lot 191.

Motion seconded by Mr. Dumont. Motion carried – 4-1-0 (CB).

WAIVER MOTIONS:

1) HTC 275-8.B.31 -- Interior Landscaping

Mr. Ulery moved to grant the requested waiver -HTC 275-8.B.31 - Interior Landscaping - based on the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Dumont. Motion carried – 4-1-0 (CB).

2) HTC 275-8.C.5. -- Drive Aisle Width

Mr. Ulery moved to grant the requested waiver - HTC 275-8.C.5. -- Drive Aisle Width – exclusive to the area of the drive aisle outside the gated area, the testimony of the Applicant's representative here this evening and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Dumont. Motion carried – 4-1-0 (CB).

3) HTC 275-8.C.6. -- Loading Spaces

Mr. Ulery moved to grant the requested waiver - **HTC** 275-8.C.6. - Loading Spaces – because of the nature of the previous use of the property, the testimony of the Applicant's representative here this evening, and in accordance with the language included in the submitted Waiver Request Form for said waiver.

Motion seconded by Mr. Ulery. Motion carried – 4-1-0 (CB).

MOTION TO APPROVE:

Mr. Ulery moved to approve the Site Plan entitled: Mac Thompson Site Plan, 48 Lowell Road, Tax Map 190, Lot 191, prepared by Benchmark Engineering, Inc., Londonderry, NH, dated: 12 DEC 16, last revised 20 MAR 17, consisting of Sheets 1 – 9 and Notes 1 – 28 (Sheets 3 of 9), in accordance with the following terms and conditions:

1. All stipulations of approval shall be incorporated into the Development Agreement, which shall be recorded at the HCRD, together with the Site Plan-of-Record.
2. All improvements shown on the Site Plan-of-Record, including Notes 1-25, shall be completed in their entirety and at the expense of the Applicant or his assigns.
3. A cost allocation procedure (CAP) amount of \$4,000.00 shall be paid prior to the issuance of a Certificate of Occupancy, and a note shall be inscribed on the Plan to these effect.
4. Prior to the issuance of a final certificate of occupancy, a L.L.S. certified "As Built" site plan shall be provided to the Town of Hudson Community Development Department, confirming that the site conforms with the Planning Board approved site plan.
5. Maintenance of the onsite drainage system shall be constructed and maintained in compliance with NHDES requirements for such systems.
6. Construction activities involving the subject lot shall be limited to the hours between 7:00 A.M. and 7:00 P.M., Monday thru Saturday. No construction activities shall be allowed on Sundays.
7. Refuse removal shall not occur earlier than 7:00 A.M. nor later than 7:00 P.M., Monday thru Saturday only. Refuse removal shall be prohibited on Sunday.
8. This plan shall be subject to final engineering review and approval.
9. As presented by the applicant, all vehicles parked on this site shall be exclusive to dealership vehicle storage only and shall not be displayed for retail purposes; further, all vehicles stored at the site shall be driven to and from the site in a singular manner, and as such, vehicle deliveries, via tractor-trailer vehicle carriers are strictly prohibited.
10. There shall be a fixed travel lane inside the gated area, which shall be appropriately marked, and the travel lane shall be 24' in width with a marked red lane.
11. The travel lane located within the gated area of the storage vehicle parking lot shall be 24 ft. in pavement width, and shall include: (i) two lanes marked for vehicular travel and (ii) one shoulder within the lane marked for pedestrian travel.

Motion seconded by Mr. Veloso. Motion carried – 4-1-0 (CB).

- XVI. OTHER BUSINESS
- XVII. ADJOURNMENT

Motion to adjourn by Mr. Ulery. Seconded by Mr. Dumont. All in favor – motion carried.

Meeting adjourned at 10:15 p.m.

William Collins
Secretary